

Key: 8597

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.762

LEGAL

LAND

DETACHED

BUILDING

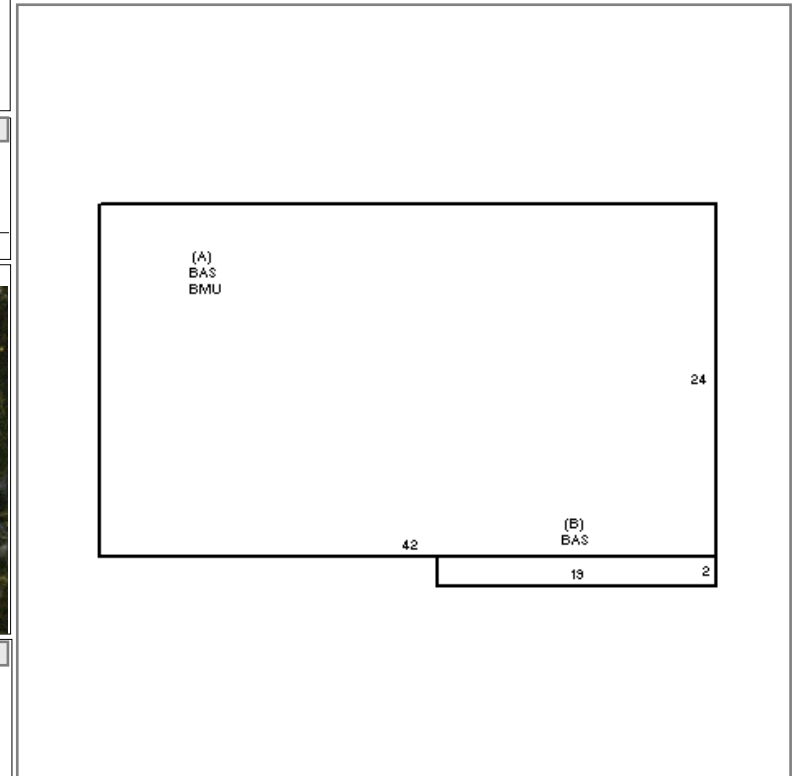
CURRENT OWNER				PARCEL ID				LOCATION			
YOUNG PRISCILLA J C/O MCGONAGLE ANDREW N & PO BOX 171 CATAUMET, MA 02534				39.0-145-0				4 SPINNAKER LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGONAGLE ANDREW N & YOUNG PRISCILLA J YOUNG ROBERT F &				11/14/2023	QS	400,000	(234447)				
				08/23/2016	F	1	(210460)				
				12/02/1982	XX		(90332)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
06309	05/23/2006	3	ALT/RENO	3,000	01/23/2007	TL	100	100
05833	11/30/2005	3	ALT/RENO	15,000	01/23/2007	TL	100	100
990635	10/18/1999	3	ALT/RENO	540	10/20/2000		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	30,190	11	1.00	100	1.00	100	1.00	235,700	1.23	A	1.00	R05	1.00					200,990

TOTAL	30,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	201,000	177,900			
Infl1	AVG		BUILDING	199,800	176,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	400,800	354,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/23/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/23/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1982	SIZE ADJ	1.015
NET AREA	1,046	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		37.38	37,681
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,046	1982	196.79	205,846
ROOF SHAPE	1	GABLE	1.00		F11	O	FPL 1S 1OP	1		8,219.70	8,220
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,183.05	4,366
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	256,113
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$199,800